

# BROOKLINE HOTEL

700 Brookline Avenue, Brookline MA

presentation to: DAT

20 June 2017

*Owner*

**Claremont Companies**

One Lakeshore Center,  
Bridgewater, MA 02324

*Landscape Architect/Civil Engineers*

**STANTEC**

Boston, MA

*Architect*

**Cambridge Seven Associates, Inc.**

Cambridge, MA

*Legal*

**Law Office of Robert Allen, Jr. LLP**

Brookline, MA

*MEP Engineers*

**WSP Parsons Brinckerhoff**

Boston, MA

*Structural Engineer*

**Odeh engineers, Inc.**

North Providence, RI



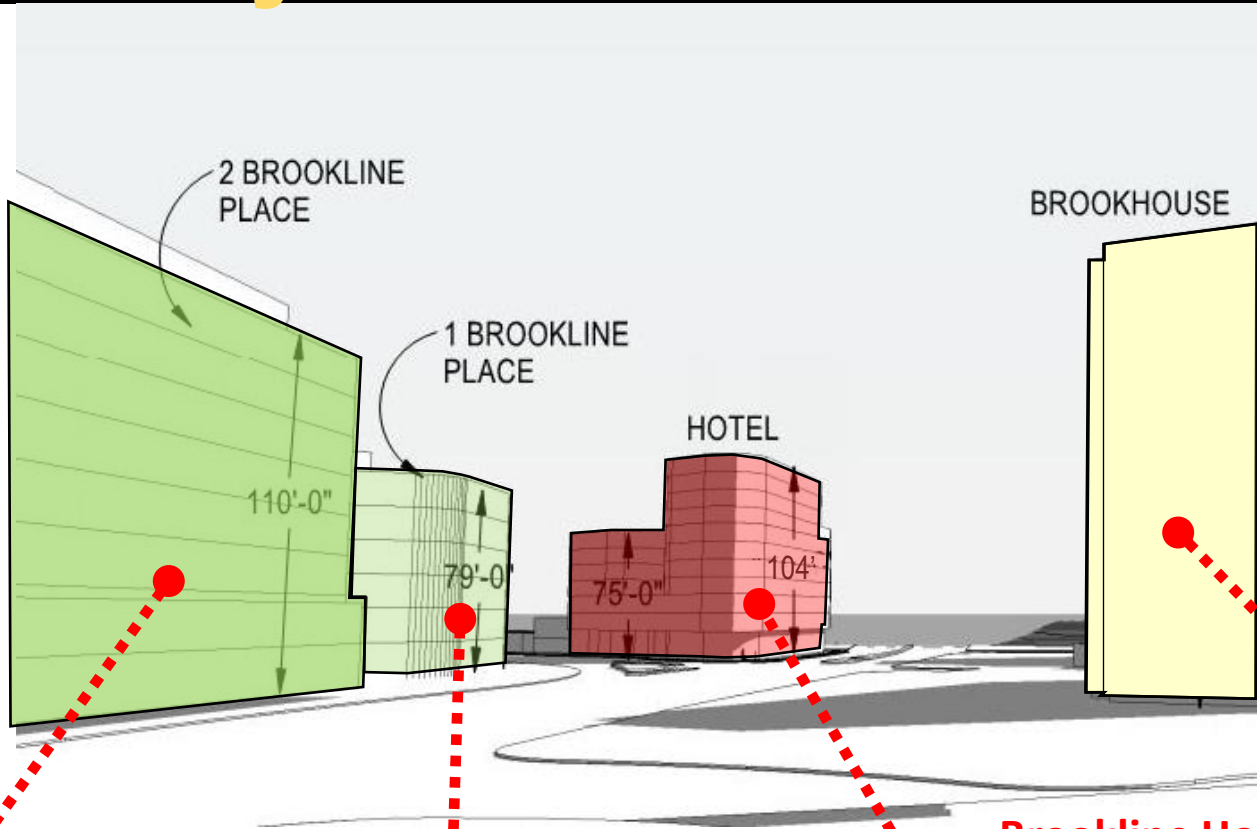




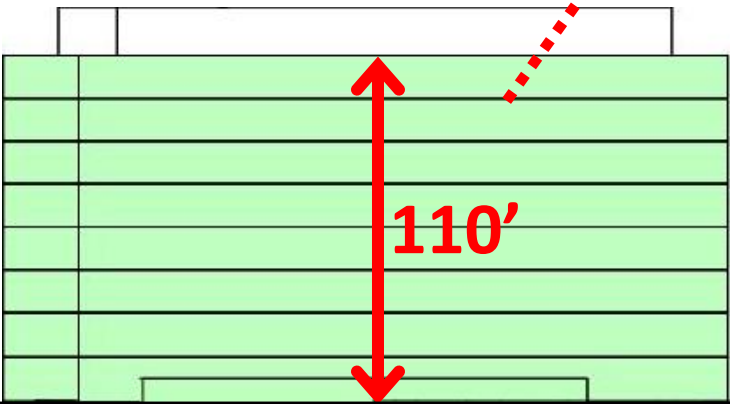




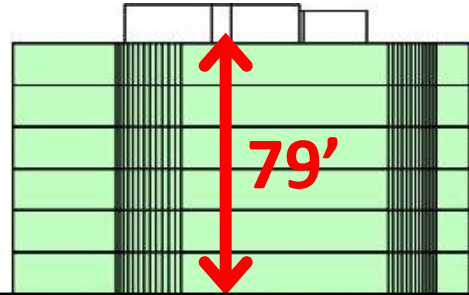
# Building height study



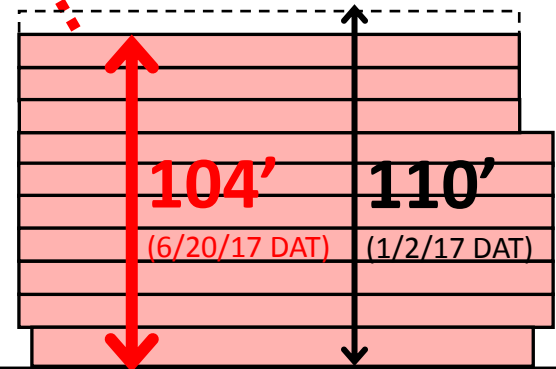
2 Brookline Place



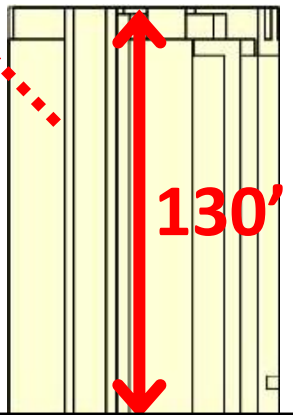
1 Brookline Place



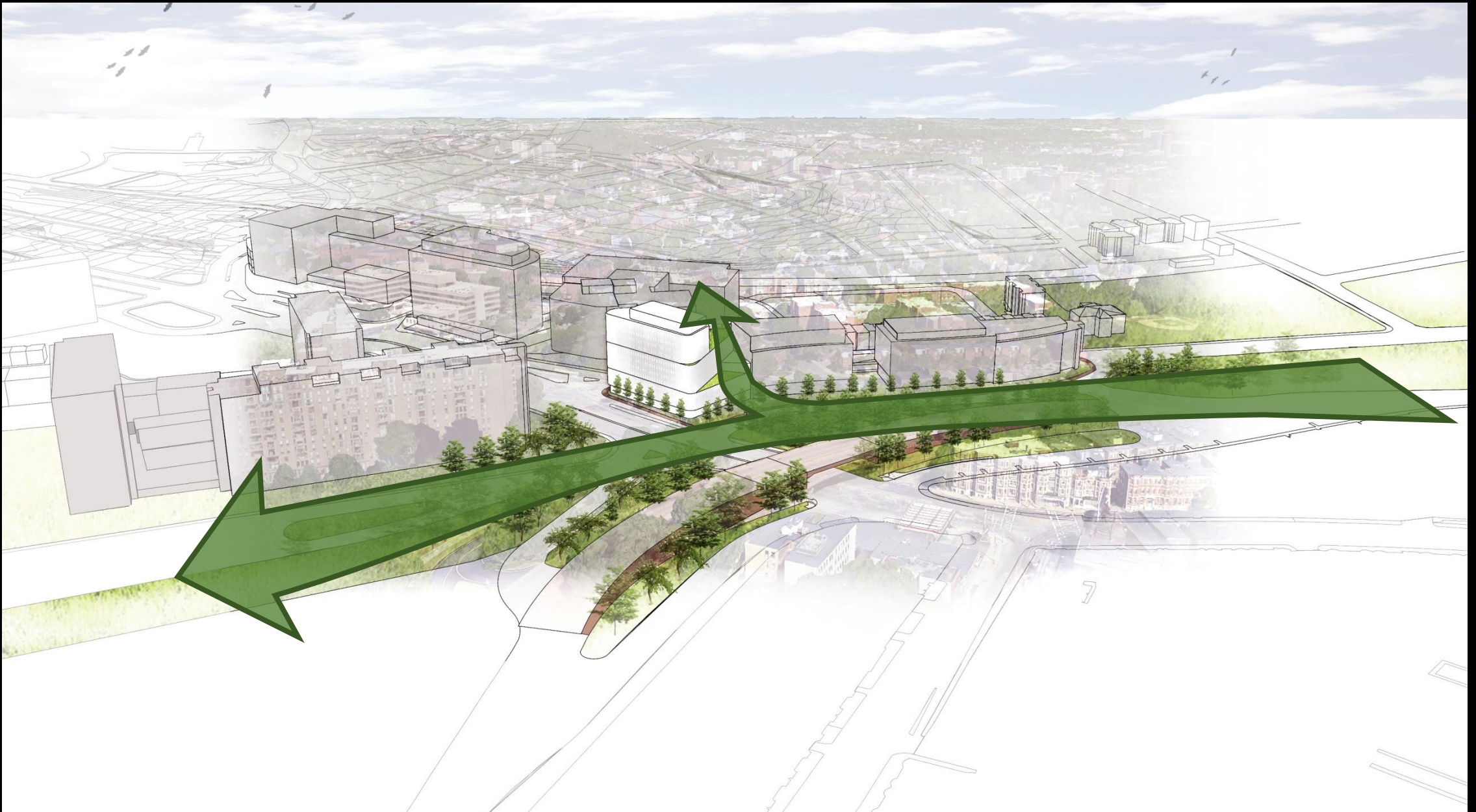
Brookline Hotel



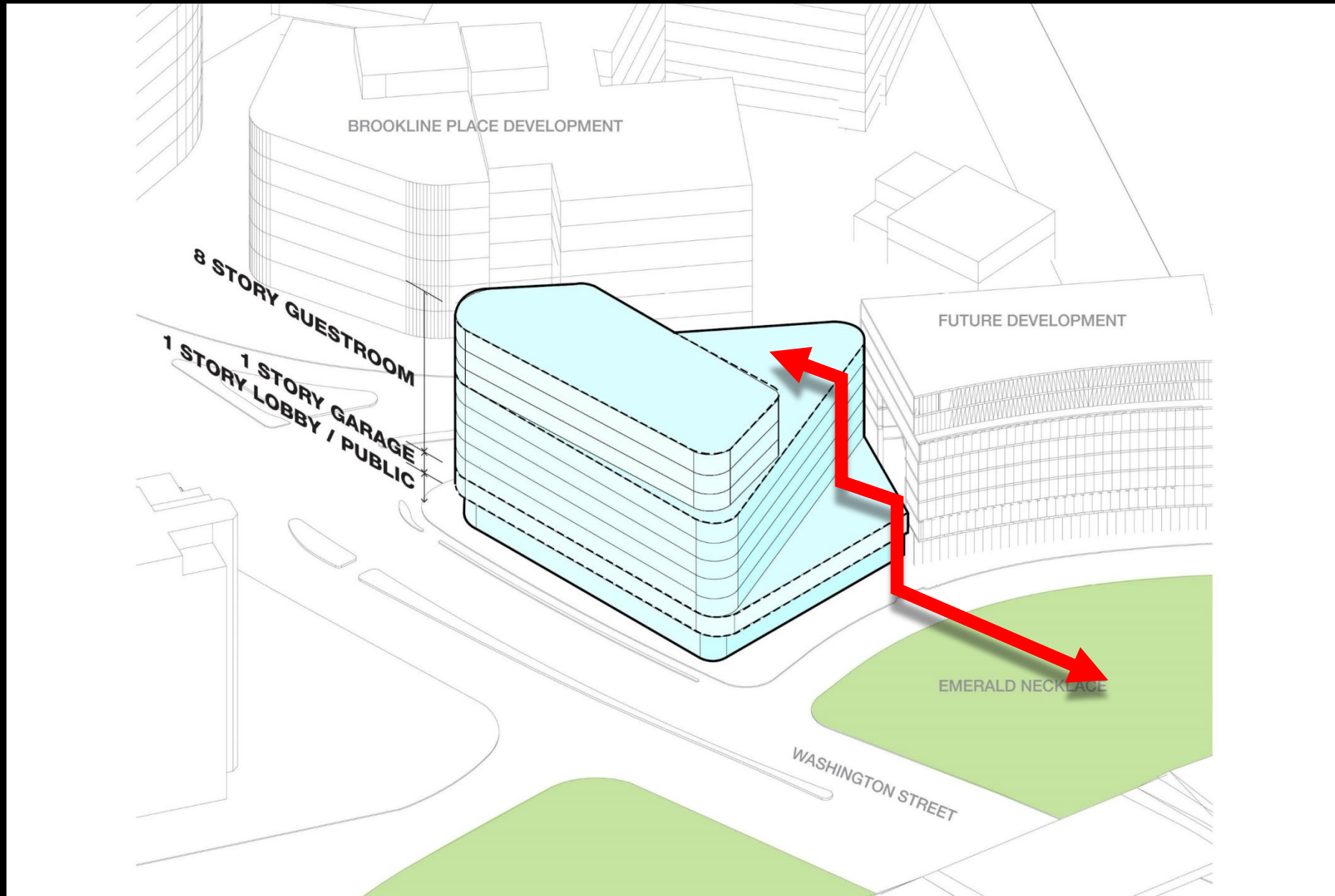
Brookhouse

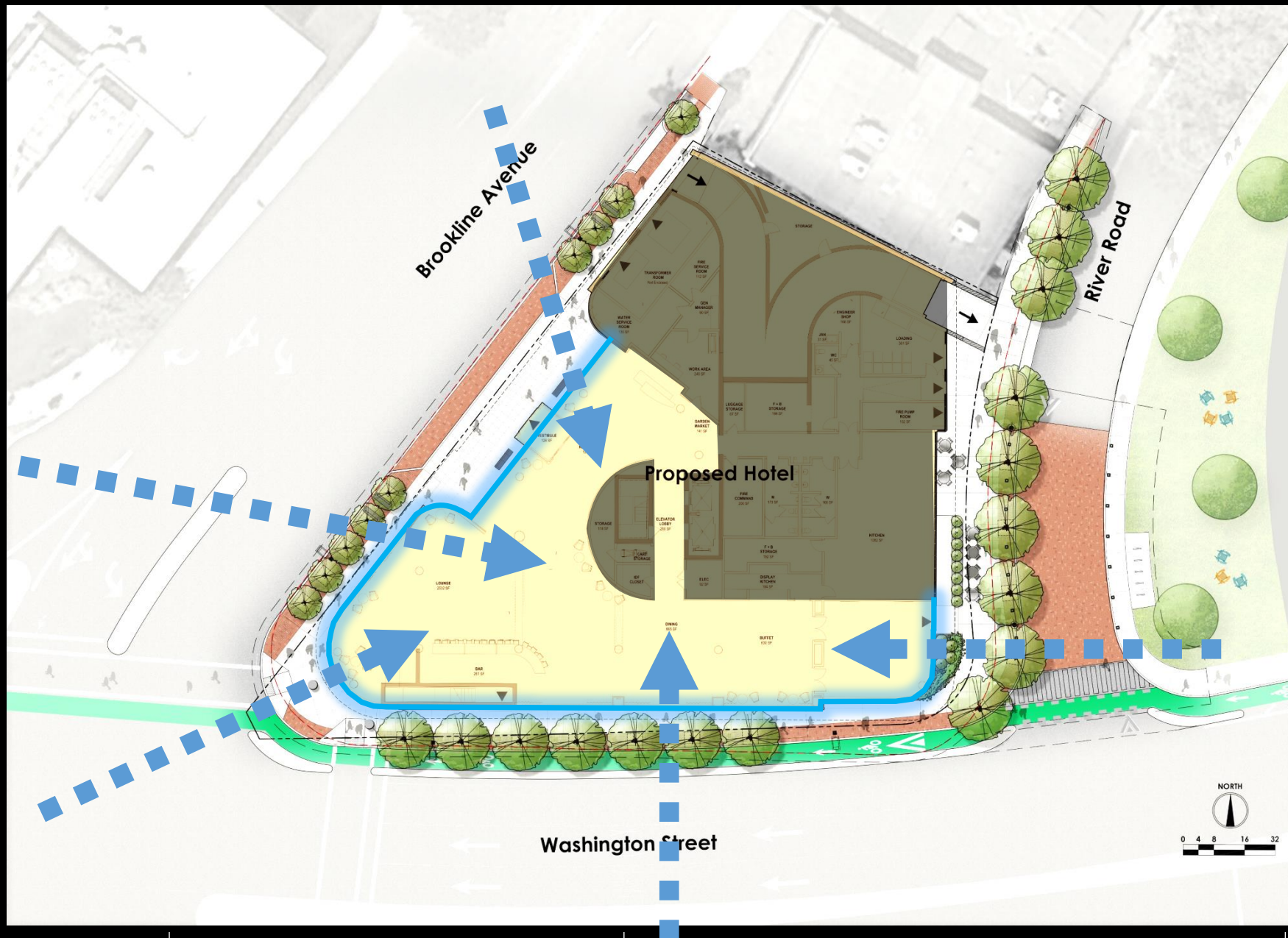


# Concept: Pavilion in the park

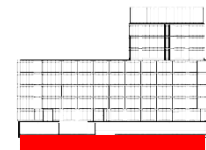


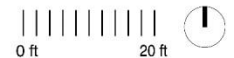
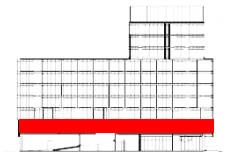
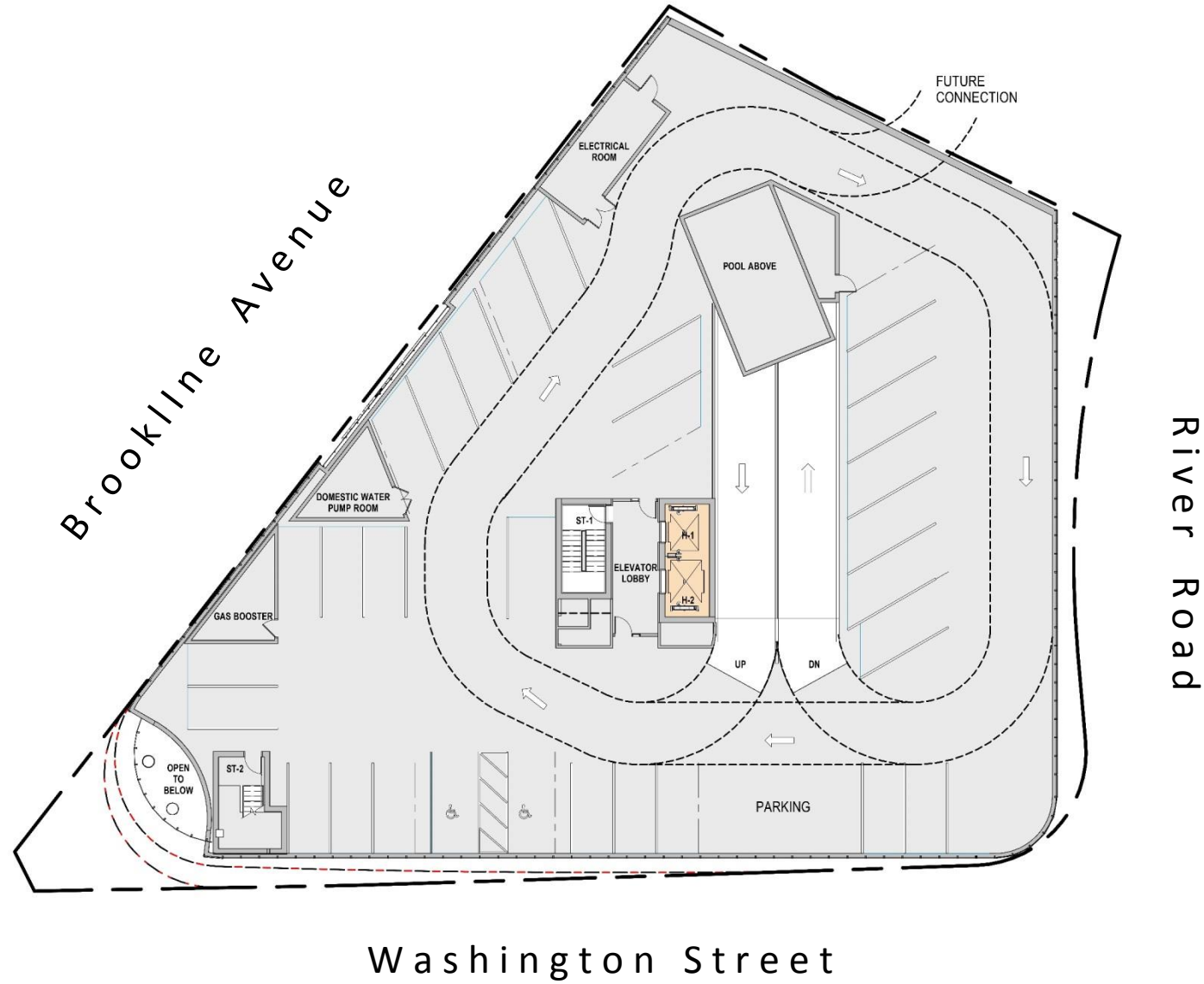












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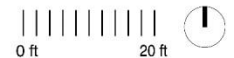




Washington Street



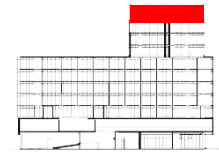
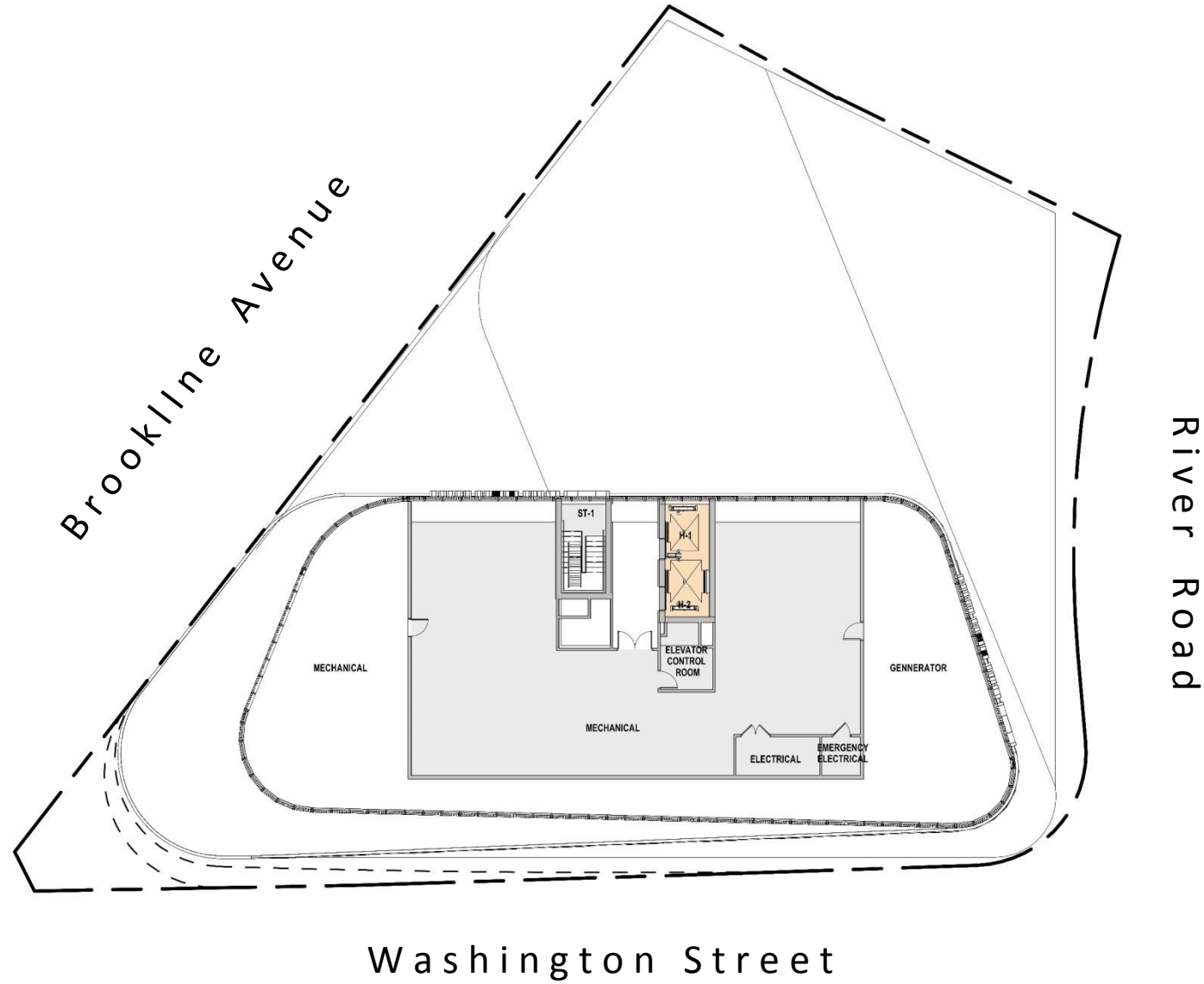
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6/16/2017 2:40:50 PM



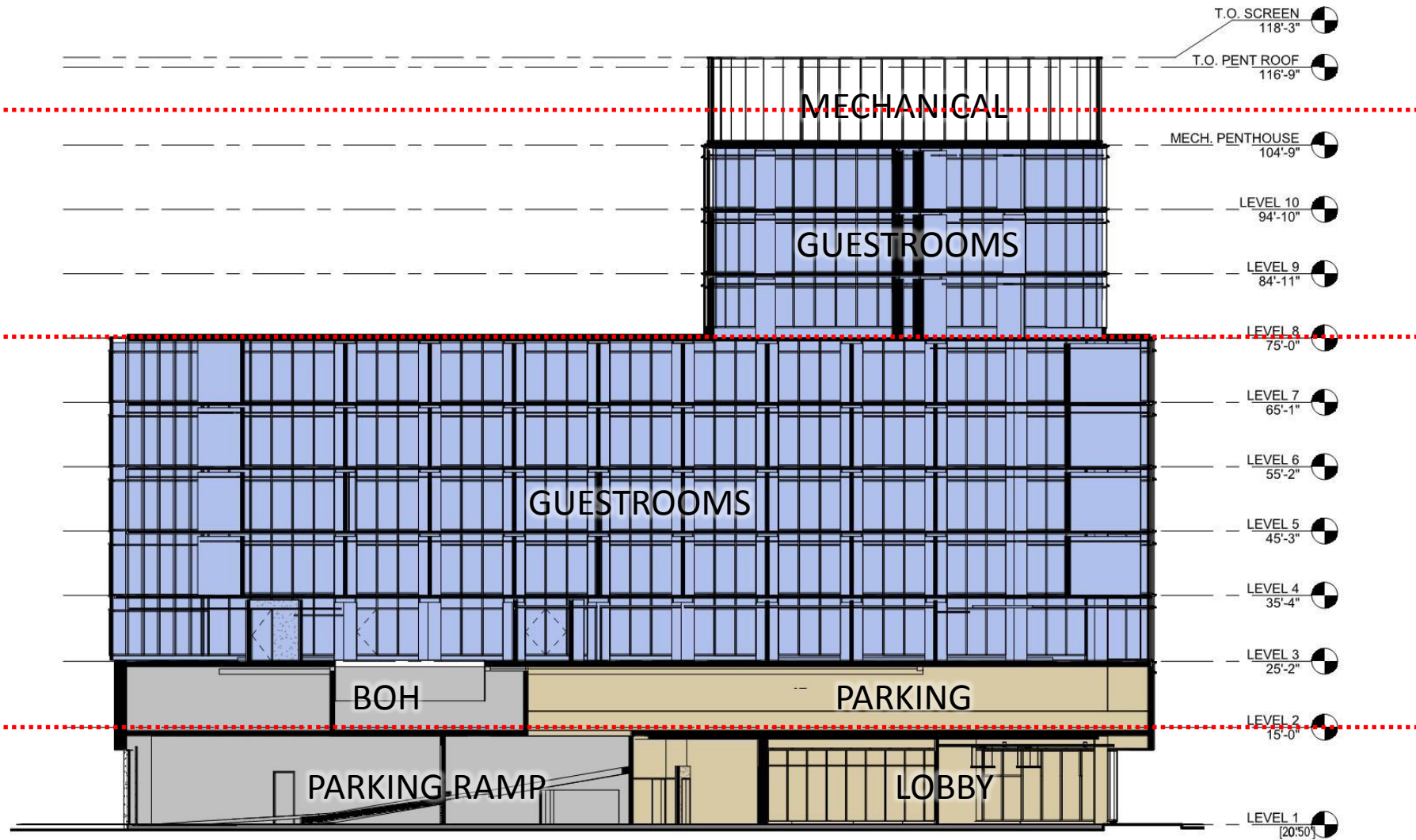
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110'-0"  
ZONING

75'-0"  
ZONING

15'-0"  
ZONING



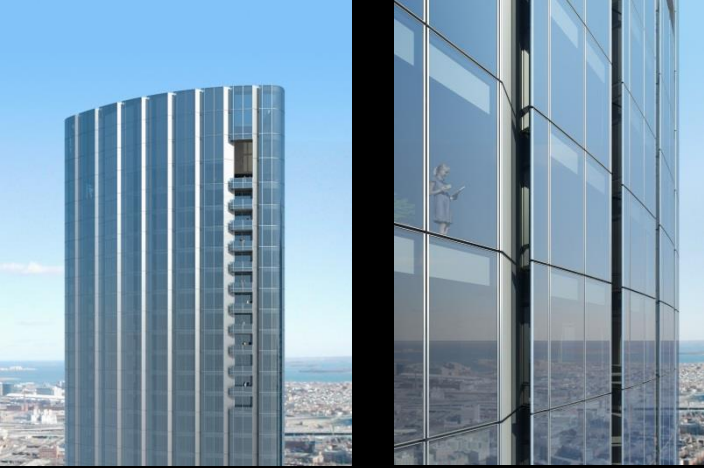








# glass facades





# glass facades







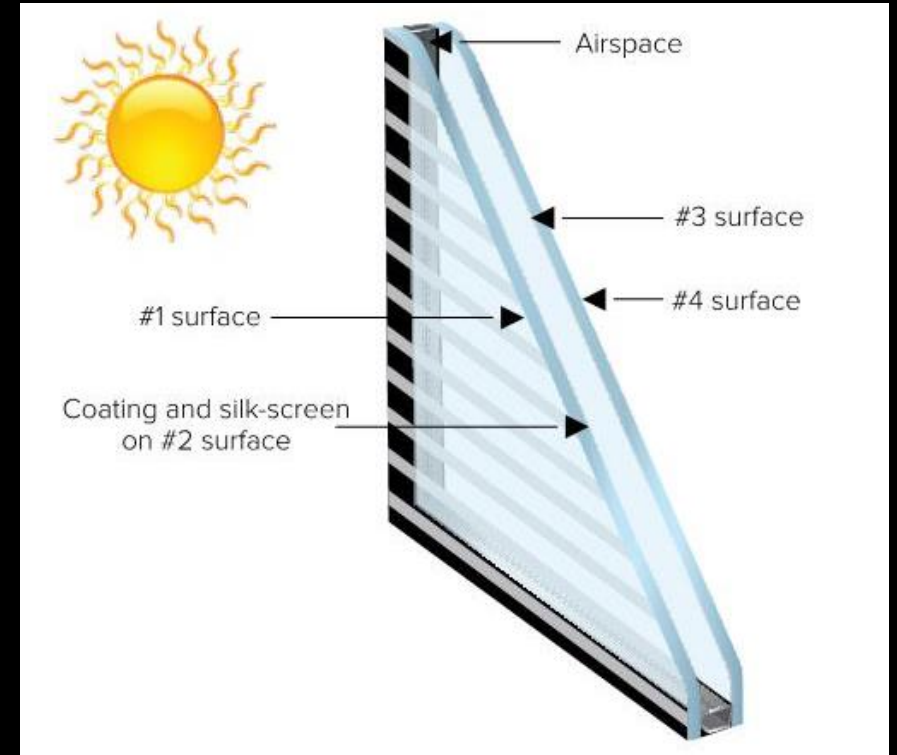


# glass facades – Bird Friendly Glass

- American Bird Conservancy (ABC) Bird-Smart Glass Program
- Horizontal and vertical lines on glass
- Stepped façade increases view profile
- Reduce light pollution



LEED Areas of potential incidence



silk screen on glass



# glass facades – Westfield State Science Center



dusk view

- PPG Solarban 70xl
- Low reflective glass
- Grey/Green color
- Good visibility from exterior



day view





# glass facades – Pulichino Tong Business Center UMass Lowell



dusk view



day view

- Viracon VE1-2M
- Low reflective glass
- Grey color
- Good color rendition



interior view



day view- low reflections



# glass facades – 30 Dalton Residences, Boston



day view

Claremont Corporation



dusk view

700 Brookline Avenue, Brookline MA

- Guardian 62/67 #3
- Highly reflective glass
- Blue/Grey color
- Low visibility into building



interior view

Cambridge Seven Associates, Inc.

20 June 2017



































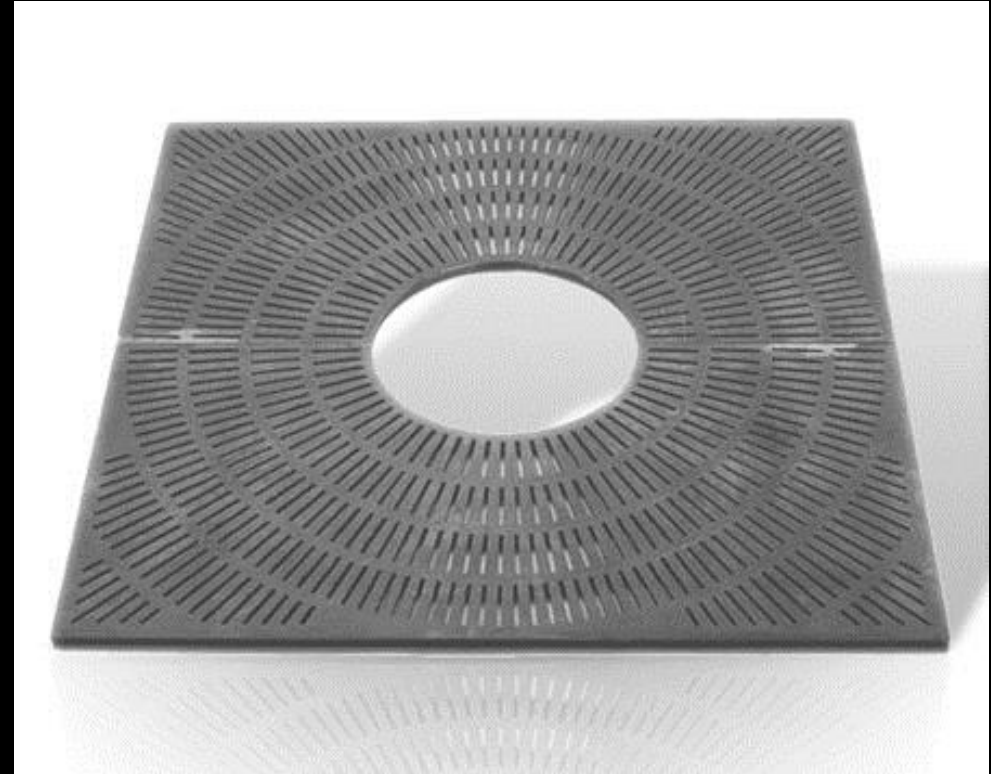








# Tree Grates



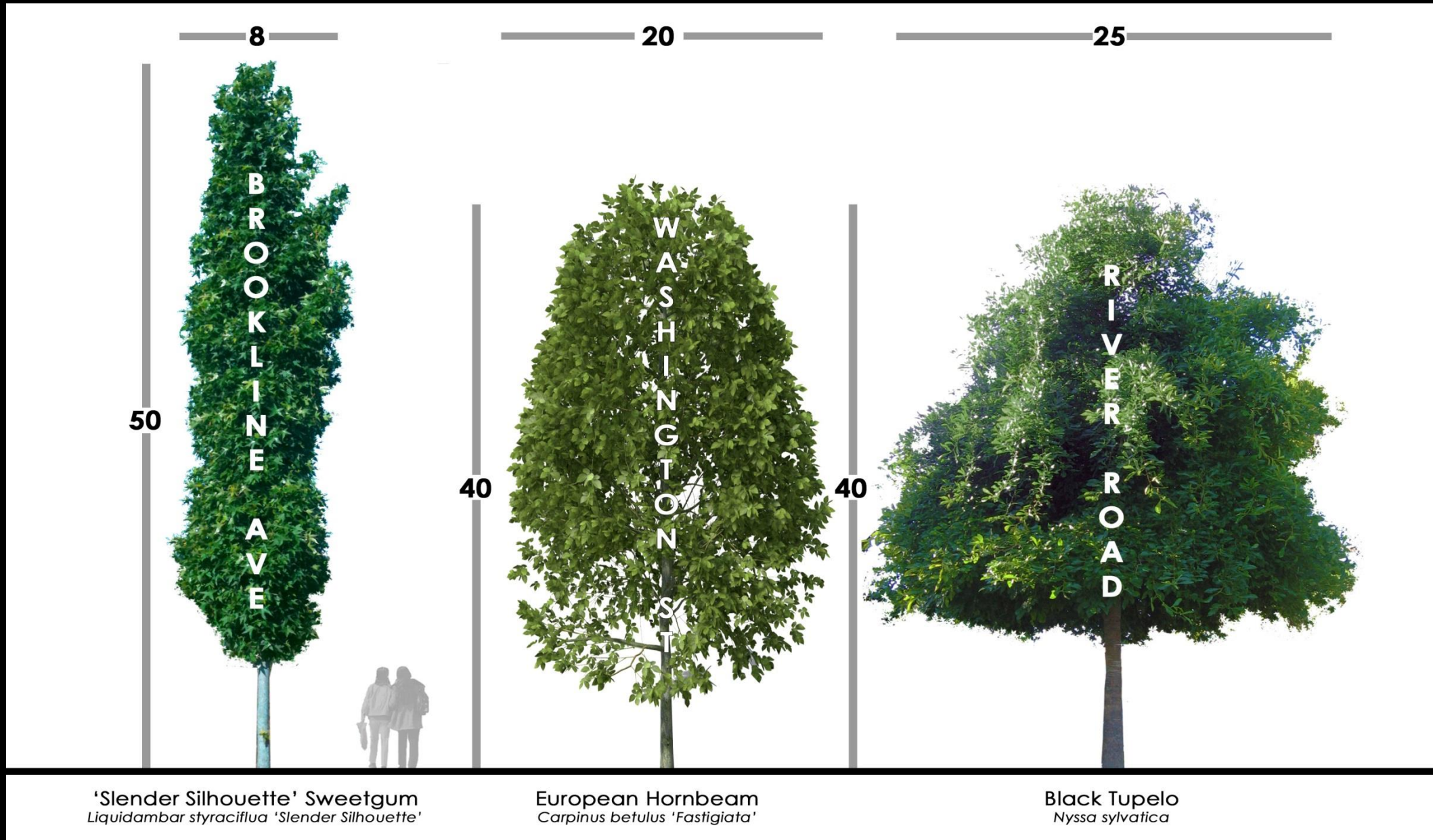


# Successful Urban Tree Planting Strategies





# Suggested Streetscape Plant Species





[illegible][illegible]



# Ample Public Seating



## Varied Types of Seating



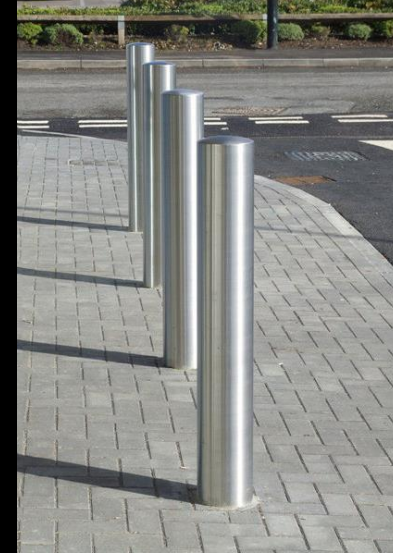


# Ample Public Seating





# Additional Site Amenities



**A safe, clean, attractive & functional environment.**



# Additional Amenities

Pedestrian & Roadway Light Fixtures

Brookline Avenue

Pedestrian Light Fixtures

River Road

Bicycle Racks

Proposed Hotel

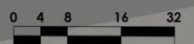
Bicycle Racks

Planting Beds

Decorative Bollards at Tabled Crossing

Pedestrian & Roadway Light Fixtures

Washington Street





# Site Lighting

